



Planning Division
15151 E. Alameda Parkway, Ste. 2300
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AuroraGov.org

December 18, 2024

Subject: City Council Notice of Administrative Decision

This is to give notice to the City Council that on December 18, 2024, the following application was approved with one condition:

Applicant:	Aerotropolis Regional Transportation District
Application Name:	Monaghan Road – Infrastructure Site Plan
Application Number:	DA-2342-00
General Location:	Monaghan Road between E. 48 th Avenue and E. 26 th Avenue
Call-Up Deadline:	January 27, 2025

Project Summary: The applicant, Aerotropolis Regional Transportation Authority, requests an Infrastructure Site Plan approval for approximately two (2) miles of Monaghan Road. The proposed roadway is zoned Airport District (AD) in Subarea C and is designated Industrial Hub Placetype in the Aurora Places Comprehensive Plan.

The proposed improvements include widening the two-lane rural arterial to a four-lane minor arterial between E. 48th Avenue and E. 26th Avenue within a 116' right-of-way. Detached 14' multi-use trails will be provided on both sides of the street. Water-quality ponds, storm drainage, lighting, and traffic signals will also be provided.

The project will be constructed in two phases driven by adjacent development. The initial layout will consist of two southbound lanes and one northbound lane. Streetlights and the multi-use trail will be provided along the west side of the roadway, as well as full storm sewer, water, and sanitary sewer. The northbound improvements will be constructed at the time of adjacent development to the east.

The proposed Infrastructure Site Plan complies with the standards of the NEATS Refresh, meets the intent of the Aurora Places Comprehensive Plan to provide infrastructure that will support development in the surrounding area; and complies with the Unified Development Ordinance.

Neighborhood Comments: Four (4) registered neighborhood organizations and seven (7) adjacent property owners were notified of the application. No comments were received from the public regarding the proposal during the review process.

Adjustments: The Site Plan complies with all applicable UDO requirements and no adjustments are requested.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

The Monaghan Road Infrastructure Site Plan complies with the standards of the NEATS Refresh; meets the intent of the Aurora Places Comprehensive Plan to provide the infrastructure that will support development in the surrounding area; and complies with the Unified Development Ordinance (UDO).



Condition of Approval

1. Resolution of outstanding technical issues prior to the recordation of the Site Plan and issuance of permits.

Jeannine Rustad, JD
Director of Planning & Business Development

December 18, 2024

Date

cc: Mayor Mike Coffman
Members of City Council
Members of Planning & Zoning Commission
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney

Attachment

Vicinity Map



**Planning and
Business Development**

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City of Aurora, Colorado
**Monaghan Road
Infrastructure Site Plan**



Case Number: 2023-6054-00
Development Application: #2342-00